

**TOWN OF LOOMIS  
PLANNING COMMISSION MINUTES  
LOOMIS TOWN HALL  
6140 HORSESHOE BAR ROAD, SUITE K  
LOOMIS, CALIFORNIA**

**TUESDAY**

**APRIL 19, 2005**

**7:30 P.M.**

**CALL TO ORDER** CHAIRMAN OBRANOVICH CALLED THE MEETING TO ORDER AT 7:30 P. M.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL** Present      \_ Chairman Obranovich  
                                         \_ Commissioner Banyas  
                                         \_ Commissioner Hogan  
                                         \_ Commissioner Thew  
                                         \_ Commissioner Wilson  
Absent

**COMMISSION AND STAFF COMMENTS** Commissioners request an update on Howard Patterson's project

**PUBLIC COMMENT** NONE

**ADOPTION OF AGENDA**

Motion was made to adopt the Agenda. Agenda adopted on motion by Commissioner Banyas, seconded by Commissioner Thew and passed by the following roll call vote:

Ayes:                      Obranovich, Wilson, Banyas, Hogan, Thew  
Noes:                      None  
Absent:                      None

**CONSENT AGENDA**

Motion was made to adopt the Consent Agenda. Agenda adopted on motion by Commissioner Wilson, seconded by Commissioner Banyas and passed by the following roll call vote:

Ayes:                      Obranovich, Wilson, Banyas, Hogan Thew  
Noes:                      None  
Absent:                      None

**RECOMMENDATION**

**1. PLANNING STATUS REPORT**

**RECEIVE & FILE**

**2. MINUTES OF MARCH 15, 2005**

**APPROVE**

**PUBLIC HEARING**

**3. #05-04 – FIRST UNITED METHODIST CHURCH, MITIGATED NEGATIVE DECLARATION, CONDITIONAL USE PERMIT & DESIGN REVIEW, 6414 BRACE ROAD APN: 045-062-001**

George Henley, a member of the Church, on behalf of the First United Methodist Church, the applicant, requests a conditional use permit (CUP) and design review (DR) on a 10.2 acre parcel at, 6414 Brace Rd., APN: 045-062-001. The request is to construct a 3,200 square foot addition to an existing 3,440 square foot sanctuary building (total square footage of proposed sanctuary 6,640 square feet) and to expand and renovate the parking area. The addition will accommodate a foyer,

bridal room, cry room, restrooms, storage, coffee area and two additional rows of seating. The property is zoned Residential Estates (RE) and designated "Residential Estates 2.3 acres" in the General Plan. The proposed project is consistent with the General Plan and the Zoning Ordinance. A Mitigated Negative Declaration has been prepared.

**Recommended action:** Approve Resolution #05-10 for a Mitigated Negative Declaration, a Conditional Use Permit and Design Review to construct a 3,200 square foot addition to an existing 3,440 square foot sanctuary building (total square footage of proposed sanctuary 6,640 square feet) and to expand and renovate the parking area at 6414 Brace Rd., APN: 045-062-001 with the findings in Exhibit A and the recommended conditions in Exhibit B.

**Public comment:** None

Greg Fellers, 3344 Opal Lane, Feasibility committee for the church expansion, stated the following:

- upgrading leach field to septic tank
- sanctuary enhancement-amenities and additional seating
- want to landscape parking lot
- want the rural feel but with visibility
- concerns with some of the condition
- Could split existing driveway to repave one side at a time

George Henley, 8867 Gilardi Rd, applicant, stated the following

- phase the project
- build new parking with temporary driveway
- reconstruct the existing parking lot and driveway
- three months for total job
- start the project late summer/early fall

Following further discussion on the matter, a motion was made to conceptually approve Resolution #05-10 a resolution of the Planning Commission Of The Town Of Loomis conceptually approving A Mitigated Negative Declaration, A Conditional Use Permit And Design Review Application #05-04 for the First United Methodist Church to construct a 3,200 square foot addition to an existing 3,440 sanctuary building and to expand and renovate the parking area at 6414 Brace Road near the intersection of Brace Road and Barton Road, APN: 045-062-001. Giving direction to staff to revise road, driveway and landscaping conditions and place the item, with revised conditions on May's Consent Agenda.

On motion by Commissioner Hogan, seconded by Commissioner Banyas and passed by the following roll call vote:

Ayes: Banyas Hogan, Obranovich, Thew, Wilson

Abstain: None

Noes: None

#### **4. #05-07 – SBC/PACIFIC TELEPHONE COMPANY SOUND WALL ENCLOSURE CONDITIONAL USE PERMIT & DESIGN REVIEW, 5916 WALNUT STREET, APN: 044-113-003**

Phoebe Hsu with Lionakis Beaumont Design Group, on behalf of the property owner SBC/Pacific Telephone Company, requests a Conditional Use Permit (CUP) and Design Review (DR) approval to construct a 16' tall sound wall to reduce noise disturbance generated by existing mechanical equipment, install a new 6' tall redwood fence along the southwestern side of the building and install sheet metal enclosures to cover the existing conduits on the south side of the building at 5916 Walnut Street, APN: 044-113-003. The property is zoned Single Family Residential (RS-S) – 5,000 square foot lot minimum and designated "Residential Medium High Density 6 – 10 dwelling units/acre" in the General Plan. The proposed project, if granted CUP and DR approval will be consistent with the General Plan and the Zoning Ordinance. The project is Categorically Exempt under CEQA Section 15303.

**Recommended action:** Approve Resolution #05-11 for a Conditional Use Permit and Design Review to construct a 16' tall sound wall to reduce noise disturbance generated by existing mechanical equipment, install a new 6' tall redwood fence along the southwestern side of the building and install sheet metal enclosures to cover the existing conduits on the south side of the building at 5916 Walnut Street, APN: 044-113-003 with the findings in Exhibit A and the recommended conditions in Exhibit B.

**Public comment:**

Phoebe Hsu, applicant for SBC, 5916 Walnut Street site, stated the following:

- sound wall enclosure will reduce the sound of the air-condition buy 15 dba to meet the Town's standard of 55dba
- explained the conduit covering on south side of building
- sheet metal conduit cover shall be painted to mach the existing wall
- SBC did not give her all conditions

- does not see any problem with SBC meeting the conditions
- mentioned the A-6 driveway
- not aware of all condition but feel SBC will agree
- SBC wants to get started on the project soon
- Job should start in two to three weeks and last approximately 2 months
- Agrees to all conditions

Kenneth Adkins, 5902 Walnut Street, resident, stated the following:

- live next door to the SBC building
- the sound of the air-conditioning is loud and annoying
- the piping down the side of the building looks like a refinery
- like the covering to the piping to be painted the same color as the side of the building
- wants a wall to buffer the noise
- assuming the wall will stop the sound
- would like the job completed before the heat sets in and the air conditioner runs full time
- will come back to town if the noise is still loud

Following further discussion on the matter, a motion was made to approve Resolution 05-11A Resolution of the Planning Commission of the Town Of Loomis approving a Conditional Use Permit And Design Review to allow the construction of a 16' tall sound wall, a 6' tall redwood fence and to install sheet metal enclosures to cover existing conduits at 5916 Walnut Street, APN: 044-113-003

On motion by Commissioner Wilson, seconded by Commissioner Thew and passed by the following roll call vote:

Ayes: Banyas, Hogan, Obranovich, Thew, Wilson

Abstain: None

Noes: None

## 5. #04-22 – HINKEY MINOR LAND DIVISION, 4193 LAIRD ROAD, APN: 045-063-071

Joseph and Michele Hinkey, the applicants, requests a Minor Land Division (MLD) approval on a 6.7 acre parcel located at 4193 Laird Road, APN: 045-063-071. The request is to subdivide a 6.7-acre parcel into 2 lots (Parcel 1: 2.58 acres and Parcel 2: 4.14 acres). The property is zoned Residential Estates – 2.3 acre lot minimum and designated "Residential Estates " in the General Plan. The proposed project, if granted a "MLD" is consistent with the General Plan and the Zoning Ordinance. A Mitigated Negative Declaration has been prepared.

**Recommended action:** Continue item until May 17, 2005 to allow for Negative Declaration comment period.

### **Public comment:**

Motion was made to continue Item 04-22 Hinkey Minor Land Division, 4193Laird Rd to the May 17<sup>th</sup> Planning Commission adopted on motion by Commissioner Wilson, seconded by Commissioner Thew and passed by the following roll call vote:

Ayes: Obranovich, Wilson, Banyas, Hogan Thew

Noes: None

Absent: None

## 6. PROPOSED DESIGN GUIDELINES

One of the goals in the General Plan and from the Town Council is to complete design guidelines for the Town to provide guidance for applicants and for the approving bodies of applications. The General Plan includes general design policies, attached. Additionally, the town has applied design guidelines from the Economic Development Plan and from the Master Plan, both also attached. Williams + Paddon Inc. began developing design guidelines for the town in 1999. After completion of the General Plan, Staff worked on a draft in 2001 and 2002 with Paul Walsh. Staff has deferred this draft for the last several years in order take additional Staff time to work on the guidelines to insure that they "fit" the town. Staff has been unable to complete this work and Staff hears more concerns that the guidelines need to be completed.

**Recommended action:** Give direction to staff regarding design guidelines content and format.

Commissioners to make responses to staff by May 9<sup>th</sup>

Chairman Obranovich suggested a workshop

Continue proposed Design Guidelines to the May 17<sup>th</sup> meeting

## 7. #04-13 TOWN OF LOOMIS ZONING ORDINANCE REVISIONS, ENTIRE TOWN

The project consists of zoning ordinance modifications for Commission recommendation – 1) Revise height and design requirements for additional structures on a site in all zoning districts; 2) Clarify specific use regulations for equestrian facilities; 3) Clarify ability to place carriage units as second units outside of the downtown area; 4) Clarify that Residential Care Facilities for the Elderly with 6 or fewer clients are the same as “residential care facility, 6 or fewer clients”. A Negative Declaration has been recommended to the Town Council for all of the proposed zoning ordinance modifications.

**Recommended action:** Open public hearing, take testimony, and give direction on proposed revisions. Adopt resolution #05-13.

**Public comment:** None

Following further discussion on the matter a motion was made to give staff direction on proposed revisions and give recommendations to the council for adoption of the following:

**Issue 1 Recommend**

Clarify ability to place carriage units as second units outside of the downtown area

**Issue 2 Do not recommend**

Revise height and design requirements for additional structures on a site in all zoning districts

**Issue 3 Continue (with direction to staff)**

Clarify specific use regulations for equestrian facilities Staff to come back with clarification on equestrian condition and a footnote addressing Kennels

**Issue 4 Recommend**

Clarify that Residential Care Facilities for the Elderly with 6 or fewer clients are the same as “residential care facility, or 6 fewer clients”.

**On motion by Commissioner Hogan seconded by Commissioner Banyas and passed by the following roll call vote:**

**Ayes:** Obranovich, Wilson, Banyas, Hogan Thew

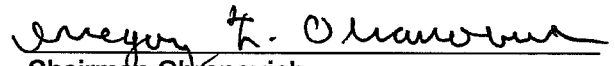
**Noes:** None

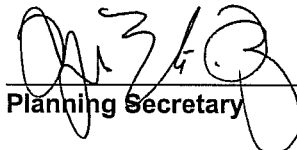
**Absent:** None

**NEW BUSINESS** NONE

**MATTERS OF INTEREST TO THE COMMISSIONERS** NONE

**ADJOURNMENT** Chairman Obranovich adjourned the meeting AT 9:55 P.M.

  
Chairman Obranovich

  
Planning Secretary